

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

12-208

Orleans

EAS.1298

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Nauset/North Eastham

Photograph



Address: 725 Nauset Road

Historic Name: Carrie A. Holbrook House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1925

Source: Deed research

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

One-bay, gable front garage (ca. 1937, Photo 3)

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.64 acres

Setting: This property and the adjacent houses are surrounded by Cape Cod National Seashore land. These houses are all set fairly close to the street and each other. This property is landscaped around the house with lawn and foundation plantings. The land slopes down behind the house. A gravel driveway leads to a one-car garage north of the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

725 NAUSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Like its neighbor at 695 Nauset Road (EAS.), the ca. 1925 Carrie A. Holbrook House is a modest but charming example of an early-20th century Craftsman cottage. Its form consists of a 1 ½-story, side-gable block, with what likely began as a screened porch set within the roof slope to the left of the front door (unlike its neighbor which has a separate porch across the front elevation). The house rests on a raised concrete block foundation that is more exposed as the land slopes down to the back. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting open eaves. It is unclear but likely that there are exposed rafter tails on the front and rear roof slopes typical of early Craftsman cottage construction. A narrow brick chimney rises from the rear roof slope. Windows include thermal replacements with a 6/1 muntin pattern. The replacement front door is centered on the front elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house was built on a 20-acre parcel of land that Noah R. and Carrie A. Holbrook of Eastham bought in 1911 from Abram Mann of Lincoln, ME.¹ The property the Holbrooks were buying was the ca. 1768 Joshua and Ruth Doane House at 575 Nauset Road Rear (EAS.97) – a Half Cape set well back from Nauset Road. Wellfleet-born Noah R. Holbrook (1866-1915) married Carrie Allen (b. 1869) in Worcester in 1890. As of the 1900 census, they were living in a rented house in Worcester County and he was working as an engineer for a steam boat. By 1910, they were living in a rented house in Eastham, referring to 575 Nauset Road Rear, which they then bought from Abram Mann the following year, as noted above.

Noah Holbrook was working in Middleborough when he died suddenly in 1915. According to census records, Carrie Holbrook remained in 575 Nauset Road Rear house in 1920, at which point she was working as a housekeeper for a private family and had the income of three boarders, all Eastham public school teachers—Florence W. Keith, Lucille Blanchard, and Otto Nickerson. In 1923, she appears to have subdivided her property, and that same year she sold to Yngve E. Rongner an acre bordering on Nauset Road to the south (where he would build 695 Nauset Road, EAS.1297). In 1925 she sold the bulk of her parcel to Robert C. Watson of Cohasset, and she moved to a house she had built on her land just north of Rongner's house – i.e. this house.

¹ Barnstable County Registry of Deeds, Book 303/ Page 535.

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In 1930, she was sharing the house with Florence Keith. In 1936, she sold the house to Florence Keith.² The 1940 census shows Carrie Holbrook living in Pinellas, FL, where Florence Keith is again listed as a boarder (they were also similarly listed in the 1940 census in Eastham). In the 1950 Florida census, they are both still listed living together, but by that time, Florence was listed as Head (presumably owner), and Carrie was listed (perhaps boldly for 1950) as Partner.

In 1943, Florence Keith sold the Eastham house to Flora Freeman of West Dennis.³ Freeman was living in Eastham in 1952 when she sold it to John B. and Ruth F. Curtiss of Old Lyme, CT.⁴ They were living in Eastham in 1960 when they sold it to William and Lois Hayes of West Yarmouth.⁵ In 2013, the estate of Lois Hayes sold it to the current owners, Philip E. and Elizabeth St. Germain of Cape Elizabeth, ME.⁶

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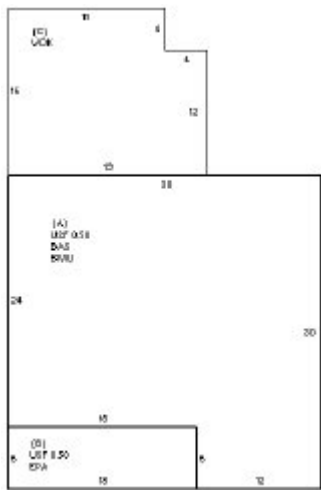


Figure 1. Assessor Sketch.



Photo 2. View from Nauset Road, looking northwest.

² Book 519/ Page 544.

³ Book 610/ Page 277.

⁴ Book 826/ Page 471.

⁵ Book 1070/ Page 575.

⁶ Book 27771/ Page 105.



Photo 3. View of garage from Nauset Road, looking west.